



STAFF REPORT COVER SHEET

March 14, 2018

Address	911 Myers Circle, SW; 713 Kingsley Road, SW	Case Number	PF-83-17-FP
Regular Meeting Date	3/14/2018	Applicant	Sharyn Covington, Thomas & Laura Moroz
Board/Commission	Planning Commission	Owner	Sharyn Covington (911 Myers Circle, SW), Thomas Moroz (713 Kingsley Road, SW)
Existing Zoning	RS-10	Existing Land Use	Low Density Residential
Brief Summary of Request	Recommendation to the Town Council on a final plat for the Kingsley Subdivision to subdivide two lots (Lot 25 and 28), Vienna Woods, into three lots (Lot 25-A1, 28-A & 28-B), on property located at 911 Myers Circle, SW and 713 Kingsley Road, SW and in the RS-10, Single-Family Detached Residential zone. The proposed address for the new lot is 910 Nutley Street, SW. 		
Site Improvements	The applicants propose to construct a single-family detached dwelling on each lot.		
Size of Property	Existing Total 32,061 sf (Lot 25: Existing 911 Myers Circle, SW size 14,364 sf, Lot 28: Existing 713 Kingsley Road, SW size 17,697 sf), Post Boundary Line Adjusted Total 32,167 sf		
Public Notice Requirements:	None. As a courtesy, letters sent to 15 adjacent and abutting property owners and subject property owners on March 7 th , 2018		
Staff Recommendation: Recommend Approval to Town Council			
Brief Analysis			
PROPERTY HISTORY The 911 Myers Circle, SW property consists of a 1-story brick single-family home, built in 1958. It was purchased by Sharyn Covington in 2014. The 713 Kingsley Road, SW property consists of a 1-story brick single-family home, built in 1958. Thomas Moroz is the current owner of this property. COMPATIBILITY WITH THE COMPREHENSIVE PLAN The Future Land Use Plan in the Comprehensive Plan 2015 Update designates the property as Low Density Residential. The proposed subdivision is consistent with the Low Density Residential designation. COMPATIBILITY WITH THE ZONING ORDINANCE The proposed subdivision of two lots into three lots complies with Chapter 17-Subdivisions and meet the area requirements for RS-10. (Per the State code § 15.2-2260, a preliminary subdivision plat process is optional for the application of subdivision involving 50 or fewer lots.)			
Attachments	Submitted Plans ☒ Final Plat ☒ Boundary Line Adjustment ☒ Public Works Memo ☒ Contract Purchaser agreement ☒ Deed of Boundary Line Adjustment ☒		
Author: Hyojung Garland, AICP, LEED AP, Deputy Director			

ITEM NO. 2:

Recommendation to the Town Council on a final plat for the Kingsley Subdivision to subdivide two lots (Lot 25 and 28), Vienna Woods, into three lots (Lot 25-A1, 28-A & 28-B), on property located at 911 Myers Circle, SW and 713 Kingsley Road, SW and in the RS-10, Single-Family Detached Residential zone. Application filed by Sharyn Covington and, Thomas and Laura Moroz, owners.

Introductory Comments / Characteristics of the Existing Property:

The subject site is located at the intersection of Nutley Street, SW and Kingsley Road, SW and bound by Myers Circle, SW on northeast side. The site is located across Nutley Street, SW from the RTH zoned townhouse community, the Townes of Moorefield. The Marshall Road Elementary School is located one block south of the site and the Vienna/Fairfax - GMU Metro station is 0.8 miles away.

Previous Activities Associated with the Proposed Subdivision:

Aware that the existing tract contains sufficient square footage to subdivide two lots into three lots, the property owners enlisted the assistance of the private civil engineer to initiate the process in 2016. Review of the proposal indicated that the current property boundary lines would not permit subdivision of the two lots to three lots due to an insufficient lot width at the midline (§ 18-33.B, minimum width of 75 feet) for one of the proposed new lots. A boundary line adjustment along the common property line, between the subject lot (Lot 25: 911 Myers Circle, SW) and adjoining lot (Lot 24: 909 Myers Circle SW), is required.

ARTICLE 7. RS-10 SINGLE-FAMILY DETACHED RESIDENTIAL ZONE REGULATIONS

Sec. 18-33. - Area requirements.

The following area requirements shall apply in the RS-16 zone:

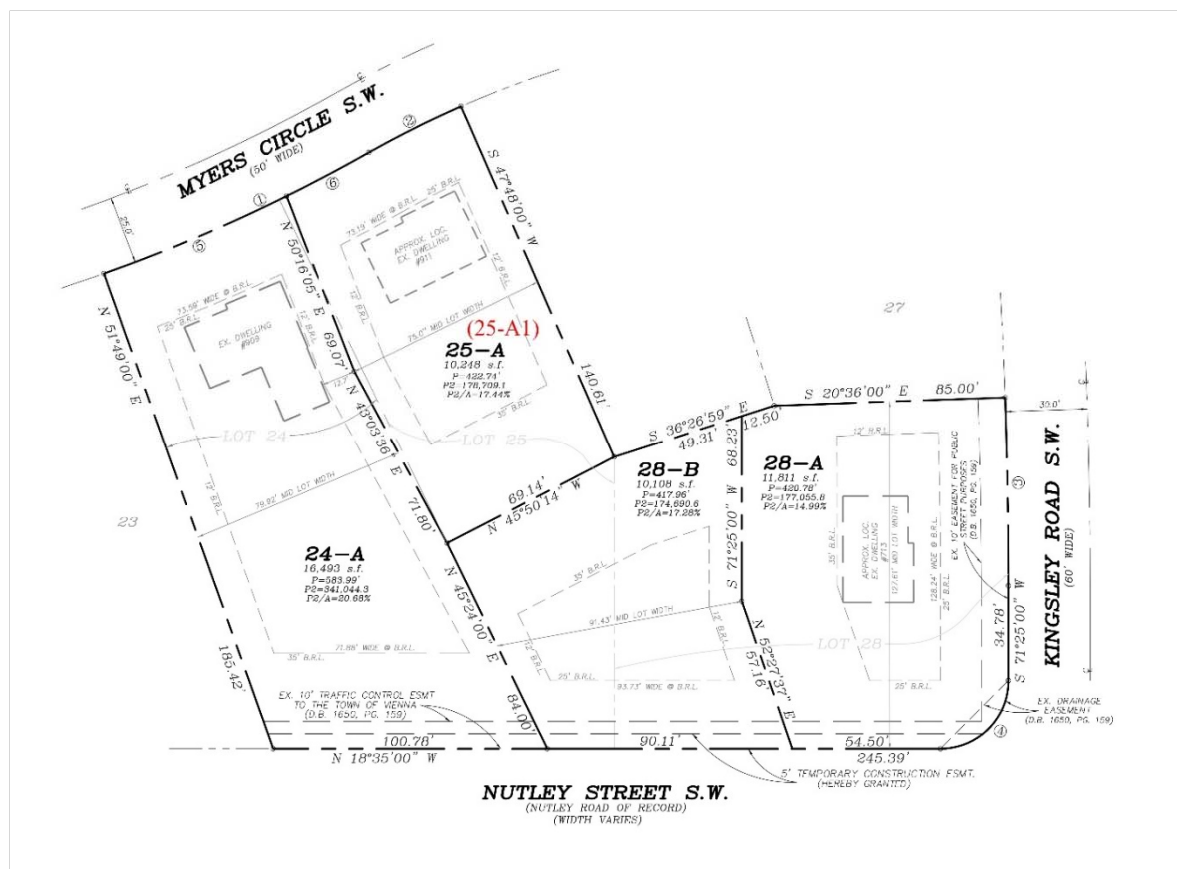
- A. **Lot area.** Minimum lot area shall be **10,000 square feet**.
- B. **Lot width.** All lots shall provide a minimum width of 45 feet at the street right-of-way line, 60 feet at the front building line, and **75 feet at the lot midline**.

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Following administrative procedures, staff found that the boundary line adjustment (BLA) plat and deed language accompanying the plat is acceptable for the approval. As a part of that approval process, the applicant requested that the BLA be held "in escrow" until after approval of the three-lot subdivision. After approval of the subdivision, the BLA will be recorded among the land records at the Fairfax County courthouse prior to, but along with, the approved final subdivision plat. The boundary-adjusted lots enclose the following areas: Lot 25-A with 14,470 sf and Lot 24-A with 16,493 square feet. As part of the subdivision proposal, 4,222 square feet will be redistributed from Lot 25-A to Lot 28B, therefore, the post subdivision lot size of 25-A1 will be 10,248 square feet.

Existing		Boundary Line Adjustment	
Lot	Size (sf)	Lot	Size (sf)
24	16,599	24-A	16,493
25	14,364	25-A	14,470
Total	30,963	Total	30,963

Post Boundary Line Adjustment / Pre-Subdivision		Subdivision	
Lot	Size (sf)	Lot	Size (sf)
25-A	14,470	25-A1	10,248
28	17,697	28-A	11,811
		28-B	10,108
Total	32,167	Total	32,167



Proposed Subdivision:

Utilizing the “boundary-adjusted” side property line, the two subject lots will be subdivided into three new lots. Proposed Lot 25-A1 contains 10,248 square feet, proposed Lot 28-A contains 11,811 square feet, and proposed Lot 28-B encloses 10,108 square feet. Currently, the purchase agreement between the lot owners of 24 and 25 states that nothing will be built on Lot 28-B until the current resident/owner of Lot 24 vacates the property, or for a period of not to exceed five years from the acceptance of this adjustment agreement by the Town of Vienna. Ultimately, all structures on the subject lots will be removed, and three new single-family detached dwellings will be built. Depicted currently as “generic boxes,” the subdivision civil plan set contains additional information and with sketches that clearly delineate the proposed elevations to ensure compliance with the Town Code relative to the building height.

The Department of Public Works has reviewed this proposal and submitted a separate memorandum to the Planning Commission. Town Council will review the item at the regular meeting on April 9, 2018.

Staff Recommendations:

The staff recommends that approval of the final plat must be contingent upon the requisite of filing the boundary line adjustment plat at the Fairfax County courthouse prior to and along with the record plat, once the latter is approved by the Town Council.

The staff notes that the proposed “boundary-adjusted final plat” and supporting documentation complies with the submittal provisions of §§ [17-23 to 26](#) of the Vienna Town Code. The compliance with the lot width requirements as specified § [18-33.B](#) can only be achieved through the boundary line adjustment process.